



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2232/OF1	
2.	Proposed Development:	THE REMOVAL/DEMOLITION OF THE STRUCTURALLY UNSAFE, CLOAK ROOM PORCH AND REPLACING WITH AN EXTENSION TO THE EXISTING CLASSROOM TO RETAIN THE INTERNAL SPACE NEEDED. THE PROPOSED EXTENSION ALSO INCLUDES THE PROVISION OF DISABILITY ACCESS VIA RAMP TO THE NURSERY CLASSROOMS.	
3.	Location:	ST JAMES RC SCHOOL, LONSDALE ROAD, MILLOM	
4.	Parish:	Millom	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location This application relates to St James RC School, located within the north east of Millom. The school is located within a predominantly residential area and is accessed from Lonsdale Road. The site comprises of the main school building, hardstanding play areas, and a large school field. Relevant Planning History		

4/13/2188/0F1 – External storage container – Approved.

4/14/2166/0F1 – Extension to form a new year 2 classroom and remodelled KS1 toilets – Approved.

4/17/2270/0F1 – Internally remodel and extend the main entrance – Approved.

Proposal

This application seek planning permission to remove/demolish the existing structurally unsafe cloakroom porch and the construction of a replacement extension to the existing classroom to retain the required internal space.

The existing cloakroom porch is located to the east of the school building, benefits from a flat roof and has a floor area of 28.6m². The proposed extension will replace this existing structure and will measure 12.59m x 3.4m benefitting from a flat roof of 3.2m. The proposed extension will project along the east elevation of the school adjoining the existing classroom C, existing A/C units will be relocated to accommodate the alterations at this site. Internally, the proposed extension will increase the floor space of classroom A and B, creating an area of 74m² for each room. Externally the proposal will be finished with blue/grey cedar clad walls, a mineral felt/poly flat roof, and white UPVC windows and doors.

The application also seeks permission for the provision of a disabled access via a ramp to the nursery classroom. The access ramp will project 1.6m from the extension and will extend 10.8m along the development. The ramp will provide a level access on one side and steps on the other, and will be enclosed by a black powder coated handrail.

Consultation Responses

Millom Town Council

No objections in principle to this application.

Cumbria County Council – Cumbria Highways & LLFA

Cumbria County Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and I can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

The Environment Agency (EA) surface water maps indicate that the site is in flood zone 2. The applicant should consult with the Environment Agency regarding a flood risk assessment.

Environment Agency

We have received consultation on the above application. We will not be providing bespoke comment. The site is located in Flood Zone 2 and Flood Risk Standing Advice should be applied.

Copeland Borough Council – Flood and Coastal Defence Engineer

Based on my assumptions, that the proposed development does not increase the impermeable drained area and the extension footprint is less than 250m², I have no objection to the proposed development.

Should my assumptions be incorrect, then I would ask for some additional information.

Public Representation

This application has been advertised by way of a site notice. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ER7 – Principal Town Centre, Key Service Centres, Local Centres and other service areas

Policy ER9 – The Key Service Centres, Local Centres and other smaller centres

Policy SS4 – Community and Cultural Facilities and Services

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Other Material Planning Considerations

National Planning Policy Framework (2021)

Cumbria Development Design Guide

Wildlife and Countryside Act 1981.

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

Assessment

The main issues raised by this application relate to the principle of the development, scale, design and impact on amenity, accessible developments, flood risk, and ecology.

Principle of the Development

Policies ST1, ST2 and ER7 of the Copeland Local Plan concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. The site lies within Millom, which is identified as one of the Borough's Key Service Centres, where development will be supported that provides or contributes to the Borough's social and community infrastructure. Policy SS4 of the Core Strategy also allows for the expansion and/or enhancement of existing community and cultural facilities to assist continuing viability.

As such the principle of development is considered to be acceptable.

Scale, Design and Impact on Amenity

Policy ST1, DM10 and section 12 of the NPPF seeks protection of residential amenity, a high standard of design, fostering of quality places, and proposals, which respond to the character of the site.

The proposed extension will replace an existing porch/cloakroom which is now in a poor state of repair. Although the extension will be larger in scale the development will reflect the character of the previous development as it benefits from a flat roof and will not project beyond the existing projections along the east of the site. Whilst the extension will bring this element of the school closer to existing residential properties, it is still set back from the existing north/front elevation of the school and is therefore not considered to have an adverse impact on the surrounding residential amenities.

The proposed materials will be more modern in design than the existing school building, however the

materials will be muted and will enhance the external appearance of this side of the school building.

On the basis of the above it is considered that the proposal complies with ST1 and DM12 of the Local Plan and section 12 of the NPPF.

Accessible Developments

Policy DM22 states that the Council will require development proposals to be accessible to all users. The replacement extension will also include the provision of a disabled ramp providing access to two of the existing classrooms. This development will therefore improve accessibility for all users of the site and is therefore considered to comply with policy DM22 of the Local Plan.

Flood Risk

Policy ST1B(ii) and paragraph 163 of the NPPF seek to focus development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design. Policy ENV1 and DM24 of the Copeland Local Plan reinforces the focus of protecting development against flood risk.

As the site lies within Flood Zone 2, a householder and other minor extension flood zone form has been submitted to support this application. This form states that the proposed floor levels will be set on lower than existing levels. Although the development will create a greater footprint than the existing extension the development is to be placed upon an area of existing hardstanding currently used as a play area. The development is therefore not considered to increase the impermeable surface at this site.

The EA have offered no comments on this application and the Council's Flood and Coastal Defence Engineer has stated that he has no objection to the development as the proposal does not increase the impermeable drained surface and the footprint is less than 250m².

The proposal is therefore considered to comply with policies ST1, ENV3 and DM24 of the Copeland Local Plan and provision of the NPPF.

Ecology

Policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposal that are likely to have an effect on nature conservation sites, habitats and protected species.

The application site is identified as a potential area for natterjack toads. The application is not supported by any ecology details as the site is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and is located within the centre of a built up residential area. On this basis it is considered that this is not a habitat that is likely to contain natterjack toads and so it would

	<p>not be necessary to seek an ecological survey for this minor application. Furthermore, the development will also replace an existing structure and is located upon an area already surfaced with a hardstand, therefore it is not considered that the development will disturb any habitats.</p> <p>It is therefore considered that the development complies with policies ST1, ENV3 and DM25 of the Copeland Local Plan and NPPF.</p> <p><u>Planning Balance & Conclusion</u></p> <p>This application seeks to replace poor quality facilities within an existing school within one of the Borough's Key Service Centres. The existing cloakroom at this site will be replaced with a large extension providing additional internal space for two existing classrooms within the site. Whilst larger in scale than the existing development, the proposal is considered to reflect the character of the existing extension and will not have a detrimental impact on residential amenity. Although modern materials are used they are considered acceptable in this context.</p> <p>The application also includes the provision of a disabled ramp providing access to two classrooms within the site.</p> <p>The development is not considered to increase flood risk or have a detrimental impact on protected species. The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions:</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none"> 2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

- Application Form, received by the Local Planning Authority on the 27th May 2022.
- Site & Location Plan, Scale 1:500 & 1:1250, Drawing No JAS92A/PA/001, received by the Local Planning Authority on the 27th May 2022.
- Long Elevations, Scale 1:100, Drawing No JAS92A/PA/002, received by the Local Planning Authority on the 27th May 2022.
- Elevations, Plans, Section, Scale 1:50 & 1:100, Drawing No JAS92A/PA/003, received by the Local Planning Authority on the 27th May 2022.
- Householder and Other Minor Extensions in Flood Zones 2 and 3, received by the Local Planning Authority on the 27th May 2022.
- Email from Agent: Re: 4/22/2232/0F1 - ST JAMES RC SCHOOL, LONSDALE ROAD, MILLOM, received by the Local Planning Authority on the 20th June 2022.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Other Conditions:

3. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document 'Householder and Other Minor Extensions in Flood Zones 2 and 3, received by the Local Planning Authority on the 27th May 2022'. Once installed these measures must be retained at all times thereafter.

Reason

For the avoidance of doubt and to ensure that adequate measures are incorporated to protect the occupiers from flooding.

4. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:
 - Application Form, received by the Local Planning Authority on the 27th May 2022.
 - Elevations, Plans, Section, Scale 1:50 & 1:100, Drawing No JAS92A/PA/003, received by the Local Planning Authority on the 27th May 2022.

	<p>- Email from Agent: Re: 4/22/2232/OF1 - ST JAMES RC SCHOOL, LONSDALE ROAD, MILLOM, received by the Local Planning Authority on the 20th June 2022.</p> <p>The development must be retained in accordance with these approved details for the lifetime of the development.</p> <p>Reason</p> <p>To ensure a satisfactory appearance of the development in the interests of visual amenity.</p> <p>Statement:</p> <p>The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
Case Officer: C. Burns	Date : 14.07.2022
Authorising Officer: N.J. Hayhurst	Date : 14.07.2022
Dedicated responses to:- N/A	